

An
Bord
Pleanála

Board Direction
BD-015832-24
ABP-318632-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2024.

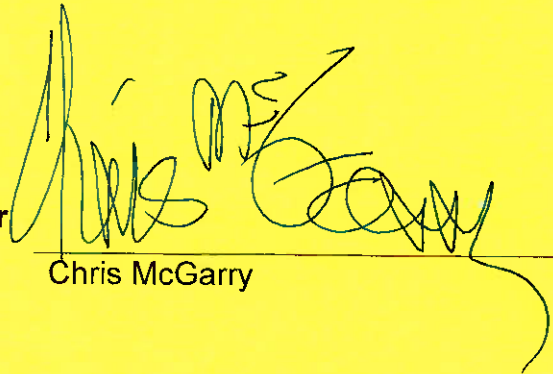
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the 'New Residential Phase 2' zoning of the site as per the Kildare Town Local Area Plan 2023 - 2029, the objective of which is to protect future development lands from inappropriate forms of development which would impede the sequential expansion and consolidation of the town in terms of providing for new residential development for future plans, it is considered that the proposed development would contravene materially the said zoning objective and would undermine the housing and population targets for the town as outlined in the Core Strategy of the Kildare County Development Plan 2023 – 2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the peripheral location of the site at a significant walking distance from the town centre, the absence of definitive proposals for the provision of cycle connections and traffic calming measures, and the absence of suitable public transport services, it is considered that the proposed development would be excessively car-dependent and would not facilitate the safe movement of all vulnerable road users. Accordingly, the proposed

development would be contrary to Policy TM P1 of the Kildare County Development Plan 2023 – 2029, which promotes sustainable development through facilitating movement that is accessible to all and prioritises walking, cycling and public transport, and would be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to read 'Chris McGarry', written over a horizontal line. The signature is stylized and cursive.

Chris McGarry

Date: 14/03/2024